

BID / AWARD

This Project was advertised for Bid on January 7, 2019, with a bid due date of March 6, 2019. This project consists of additions and alteration work at three schools (Wildwood Elementary School, Briarcliff Middle School, and Mt. Lakes High School) as listed below:

Wildwood Elementary School:

- New Main Entrance Security Vestibule
- Renovation / Expansion of Existing Kitchen / Cafeteria with New Kitchen Equipment
- New Upgraded Mechanical Systems, Lighting
- New Pedestrian Walkways, Curbing, Paving, and Landscaping

Briarcliff Middle School:

- New Main Entrance Security Vestibule
- Renovation of Two Existing Classrooms for a New Science Room.
- Renovation of existing 2nd Floor suite on the Second Floor for new Maker Space.
- Upgraded mechanical systems, new lighting, finishes

Mountain Lakes High School:

- New Main Entrance Security Vestibule
- Renovation / Reconfiguration of Main Office for the Principals Office & Office Staff.
- New addition of approximately 23,000 square feet which includes Ten (10) new classrooms, Corridor Space and Boys & Girls Restrooms.
- New Mechanical Systems, Lighting, Fire Alarm, & Fire Protection
- Exterior upgrades- Revised Parking Lot Layout for Additional Parking Spaces and Pedestrian Access, Exterior Lighting, Landscaping

This project was bid with three (3) Alternates listed as follows:

- Alternate # 1 – (Mt. Lakes High School) – Additional Two Classrooms in Addition (Base Bid includes 10 Classrooms)
- Alternate # 2 – (Briarcliff Middle School) – Relocation Main Office / Principal Office adjacent to Security
- Alternate # 3 – (Briarcliff Middle School) – Cafeteria Renovation / Kitchen Addition

Through Contractor outreach and bid advertising, thirty (30) Contractors picked up Bid Packages with a total of eleven (11) Contractors submitting bids.

The three (3) Low Bidders were as follows:

<u>Bidder</u>	<u>Base Bid</u>	<u>Alt. # 1</u>	<u>Alt. # 2</u>	<u>Alt. # 3</u>
Brockwell & Carrington	\$10,725,000	\$288,000	\$292,000	\$1,120,000
Benard Associates	\$10,730,000	\$355,000	\$337,000	\$1,306,000
Hall Building Corp.	\$11,147,000	\$275,000	\$325,000	\$1,290,000

The Mt. Lakes Building Committee made a presentation at their April 15, 2019 Board Meeting presenting all the project history from the initial referendum approval (\$17,216,215) in September 2017 through the Revised Phase 1 & Phase 2 Budgets. The resolution from this meeting was receiving Board approval to award Phase 1 including Alternate # 1 (Two Additional Classrooms) to Brockwell & Carrington in the contract amount of \$ 11,013,000. At this Board Meeting, the Building Committee also established the Revised Phase 1 Hard Cost Budget at a total of \$11,558,562.

CURRENT PROJECT STATUS

During the month of January 2020, Brockwell & Carrington (B&C) completed the excavation and pouring of the footings / foundations for the High School Addition with the exception along Column Line J through K. This area remains open to allow access to the site. B&C anticipates forming / pouring this area in February 2020 which will complete the new additions foundation walls. B&C has erected the steel and prepped for pouring the slab on grade up to Column Line H. The slab on grade for this area will be poured the first week of February 2020. B&C anticipates completing the remaining steel erection and slab on grade during the month of February 2020. In order to push the project, B&C started exterior framing and interior framing layout for the completed area. Once the remaining steel is erected and the concrete slab poured, B&C will continue to look into ways to push the project and get the building enclosed and water tight during the months of February / March 2020.

During the month of January 2020, B&C was able to complete the roof metal decking and floor slab for the Wildwood Cafeteria / Kitchen Expansion. In addition, B&C started the exterior masonry block work for the Addition and completed saw cutting the existing Kitchen / Cafeteria slab for the new drain piping and electric and received the required inspections. During the month of February 2020, B&C anticipates completing the exterior masonry block, installing the roof for the addition, and demolition of the existing cafeteria walls which will allow interior HVAC / Electrical work to start.

SCHEDULE

As per B&C's Baseline Schedule (dated 4/29/19) they have 20 Months from the Notice to Proceed (NTP) Date of April 29, 2019 to complete the project, which will be by October 28, 2020. This Baseline schedule shows starting the interior Briarcliff / Wildwood work on 6/24/19 and the expansion work for Wildwood Kitchen and Mt. Lakes High School Classrooms on 5/28/19.

In June 2019, Footing / Foundation, Electrical, & Plumbing Permits have been released for Mt. Lakes High School. However, the decision by all Parties to not start the expansion for the Mt. Lakes High School until after Graduation (6/18/19) and delays in release of Permits, these start dates will be pushed back and updated in B&C's first schedule update.

B&C issued their first schedule update on July 16, 2019. This schedule update shows a 49 calendar day delay (based on Permits and waiting to start Site work at High School until after Graduation). Therefore this schedule update # 1 shows Substantial Completion on October 15, 2020 and Final Completion on December 16, 2020, which equates to a 49 calendar day delay.

On October 2, 2019, B&C submitted their Schedule Update # 2 (included in Section IV of this Monthly Report). This Schedule Update continues to show the Critical Path through Mt. Lakes High School Addition and shows Substantial Completion on September 11, 2020 and with inspections, punchlist and demobilization Final Completion on November 10, 2020. This equates to a 13 Calendar Day delay from the original contract completion date of October 28, 2020. To summarize B&C was able to make up 36 Calendar days from their Schedule Update # 1 (July 16, 2019).

While B&C was able to make up calendar days from their initial delay, B&C needed to use up Float in the project schedule to make up these days and might encounter additional calendar day delays on their next schedule update based on weather and possible other unforeseen conditions encountered.

B&C and MAST have met during the month of January 2020 to update B&C's Project Schedule and B&C will issue their next Project Schedule Update # 3 at the February 5, 2020 Construction Progress Meeting.

MAJOR ISSUES

- Release of Remaining Permits / Inspections / Mt. Lakes High School Temporary Egress Plan– **CLOSED**
- Existing Underground Piping & Groundwater at Wildwood Kitchen / Cafeteria Expansion. –**CLOSED**
- Mt. Lakes Addition – Steel / Slab / Building Enclosure –**Due to the delays encountered with the weather, steel erection / slab on grade is being pushed into the Winter Months. B&C was able to start the steel erection / slab on grade during the month of January 2020 and will try to complete by the end of February 2020. B&C have stated exterior framing which will help to push the activities in the schedule to obtain Building enclosure.**
- Wildwood Elementary Cafeteria / Kitchen Addition –**Due to the delays encountered due to the unforeseen existing underground piping & groundwater, the completion of this Cafeteria Expansion has been delayed. Now that these issues have been resolved and steel has been erected, Mt. Lakes wants B&C to prioritize the completion of this work and have their next Schedule Update # 3 provide a accurate completion schedule showing when Mt. lakes will be able to at least occupy the Cafeteria expansion area. end of February 2020. B&C have stated exterior framing which will help to push the activities in the schedule to obtain Building enclosure.**